

In Re:	Case No.:	19-29950
June Marie Fisher	Chapter:	7
	Judge:	CMG

NOTICE OF PROPOSED PRIVATE SALE

Karen E. Bezner, Chapter 7 Trustee, in this case proposes to sell property of the estate to the persons and on the terms described below. If you object to the sale, you must file a written objection with the Clerk of the United States Bankruptcy Court and serve it on the party listed below not later than 7 days before the hearing date.

Address of the Clerk: Jeanne A. Naughton, Clerk
United States Bankruptcy Court
402 East State Street
Trenton, New Jersey 08608

If an objection is filed, a hearing will be held before the Honorable Christine M. Gravelle, U.S.B.J. on February 14, 2023 at 10:00 a.m. at the United States Bankruptcy Court, courtroom no. 3, 402 East State Street, Trenton, NJ 08608. (Hearing date must be at least 28 days from the date of this notice). If no objection to the sale is filed, the clerk will enter a Certification of No Objection and the sale will be held as proposed.

Description of property to be sold: 16 Twyford Lane, Manchester, New Jersey 08759

Proposed Purchaser: Karen and Thomas Muldoon

Sale price: \$320,000.00

☒ Pursuant to D.N.J. LBR 6004-5, I request to pay the real estate broker and/or real estate attorney at closing on the terms set forth below.

Name of Professional: Partners Realty Group/Homesmart First Advantage

Amount to be paid: \$8,950.00/\$7,050.00; Total: \$16,000.00

Services rendered: Listing and sale of real property

Higher and better offers will be received. They must be in writing and filed with the clerk not later than 7 days before the hearing date set forth above.

Objections must be served on, and requests for additional information directed to:

Name: Karen E. Bezner, Trustee /s/ Karen E. Bezner

Address: 567 Park Avenue, Suite 103, Scotch Plains, New Jersey 07076

Telephone No.: (908) 322-8484

In re:
June Marie Fisher
Debtor

Case No. 19-29950-CMG
Chapter 7

CERTIFICATE OF NOTICE

District/off: 0312-3

User: admin

Page 1 of 4

Date Rcvd: Jan 13, 2023

Form ID: pdf905

Total Noticed: 62

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.
^	Addresses marked '^' were sent via mandatory electronic bankruptcy noticing pursuant to Fed. R. Bank. P. 9036.
#	Addresses marked '#' were identified by the USPS National Change of Address system as requiring an update. While the notice was still deliverable, the notice recipient was advised to update its address with the court immediately.
##	Addresses marked '##' were identified by the USPS National Change of Address system as undeliverable. Notices will no longer be delivered by the USPS to these addresses; therefore, they have been bypassed. The debtor's attorney or pro se debtor was advised that the specified notice was undeliverable.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jan 15, 2023:

Recip ID	Recipient Name and Address
db	+ June Marie Fisher, 16 Twyford Lane, Manchester Township, NJ 08759-6710
cr	+ Nissan Motor Acceptance Corporation, POB 340514, Tampa, FL 33694-0514
r	+ Partners Realty Group, 321 Main Street, Woodbridge, NJ 07095-1225
cr	+ VILLAGE CAPITAL & INVESTMENT, LLC, Phelan Hallinan & Schmieg, PC, 1617 JFK Boulevard, Suite 1400, Philadelphia, PA 19103-1814
519570169	+ AES, Attn: Bankruptcy, Po Box 64378, St. Paul, MN 55164-0378
518524912	Chase Bank, PO Box 659732, Manchester Township, NJ 08759
519570171	+ Deborah Specialty Physicians, Attn: #15823X, P.O. Box 14000, Belfast, ME 04915-4033
519570172	+ Dr Vijay Kamath, 25 Mule Rd UNIT B5, Toms River, NJ 08755-5037
519570174	Millstone Twp Fire District, PO Box 949, Matawan, NJ 07747-0949
519570177	# Optum Rx, PO Box 9040, Carlsbad, CA 92018-9040
519570179	+ Quality Medical Transport, P. O. Box 320, Bayville, NJ 08721-0429
519570178	+ Quality Medical Transport, co Stillman Law, 50 Tower Office Park, Woburn, MA 01801-2113
519570180	RWJ Health Network, PO Box 21989, New York, NY 10087-0001
518524925	State of New Jersey, Division of Taxation, Bankruptcy Unit, P.O. Box 245, Trenton, NJ 08695-0245
518524926	+ SunRun Total Solar, 45 Fremont St., 32nd Floor, San Francisco, CA 94105-2258
518524942	+ Village Capital & Investment LLC, PO Box 531667, Henderson, NV 89053-1667

TOTAL: 16

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
aty	^ MEBN	Jan 13 2023 20:52:36	KML Law Group, PC, 701 Market Street, Philadelphia, PA 19106-1541
smg	Email/Text: usanj.njbankr@usdoj.gov	Jan 13 2023 20:56:00	U.S. Attorney, 970 Broad St., Room 502, Rodino Federal Bldg., Newark, NJ 07102-2534
smg	+ Email/Text: ustpreion03.ne.ecf@usdoj.gov	Jan 13 2023 20:56:00	United States Trustee, Office of the United States Trustee, 1085 Raymond Blvd., One Newark Center, Suite 2100, Newark, NJ 07102-5235
lm	+ Email/PDF: ais.midfirst.ebn@aisinfo.com	Jan 13 2023 20:58:37	MidFirst Bank, 999 NW Grand Blvd. #110, Oklahoma City, OK 73118-6051
518524908	+ Email/Text: creditcardbkcorrespondence@bofa.com	Jan 13 2023 20:55:00	Bank Of America, Po Box 982238, El Paso, TX 79998-2238
518524907	+ Email/Text: creditcardbkcorrespondence@bofa.com	Jan 13 2023 20:55:00	Bank Of America, 4909 Savarese Circle, FI1-908-01-50, Tampa, FL 33634-2413
518524910	Email/PDF: AIS.cocard.ebn@aisinfo.com	Jan 13 2023 20:58:46	Capital One, 15000 Capital One Dr, Richmond, VA 23238

District/off: 0312-3

User: admin

Page 2 of 4

Date Rcvd: Jan 13, 2023

Form ID: pdf905

Total Noticed: 62

518524909	+ Email/PDF: AIS.cocard.ebn@aisinfo.com	Jan 13 2023 20:58:24	Capital One, Attn: Bankruptcy, Po Box 30285, Salt Lake City, UT 84130-0285
518564226	+ Email/PDF: ebn_ais@aisinfo.com	Jan 13 2023 20:58:51	Capital One Bank (USA), N.A., 4515 N Santa Fe Ave, Oklahoma City, OK 73118-7901
518524911	Email/PDF: gecsed@recoverycorp.com	Jan 13 2023 20:58:40	CareCredit, P.O. Box 960061, Orlando, FL 32896-0061
518524915	+ Email/Text: BNC-ALLIANCE@QUANTUM3GROUP.COM	Jan 13 2023 20:56:00	Comenity Bank/Avenue, Attn: Bankruptcy, Po Box 182125, Columbus, OH 43218-2125
518524916	+ Email/Text: BNC-ALLIANCE@QUANTUM3GROUP.COM	Jan 13 2023 20:56:00	Comenity Bank/Avenue, Po Box 182789, Columbus, OH 43218-2789
519570170	Email/Text: ebn@rwjbh.org	Jan 13 2023 20:56:00	Community Medical Center, P.O. Box 903, Oceanport, NJ 07757-0903
518889869	+ Email/PDF: acg.acg.ebn@aisinfo.com	Jan 13 2023 20:58:48	Exeter Finance LLC, AIS Portfolio Services, LP, 4515 N Santa Fe Ave. Dept. APS, Oklahoma City, OK 73118-7901
519570173	+ Email/Text: Bankruptcy@ICSystem.com	Jan 13 2023 20:56:00	IC System, Attn: Bankruptcy Dept., 444 Highway 96 East, PO Box 64378, Saint Paul, MN 55164-0378
518524917	Email/Text: sbse.cio.bnc.mail@irs.gov	Jan 13 2023 20:56:00	Internal Revenue Service, PO Box 7346, Philadelphia, PA 19101-7346
518629713	Email/Text: JCAP_BNC_Notices@jcap.com	Jan 13 2023 20:56:00	Jefferson Capital Systems LLC, Po Box 7999, Saint Cloud Mn 56302-9617
518524913	Email/PDF: ais.chase.ebn@aisinfo.com	Jan 13 2023 20:58:46	Chase Card Services, Attn: Bankruptcy, Po Box 15298, Wilmington, DE 19850
518524914	Email/PDF: ais.chase.ebn@aisinfo.com	Jan 13 2023 20:58:23	Chase Card Services, Po Box 15369, Wilmington, DE 19850
518571997	+ Email/Text: JPMCBKnotices@nationalbankruptcy.com	Jan 13 2023 20:56:00	JPMorgan Chase Bank, N.A., s/b/m/t Chase Bank USA, N.A., c/o National Bankruptcy Services, LLC, P.O. Box 9013, Addison, Texas 75001-9013
518524918	+ Email/Text: PBNCNotifications@peritussservices.com	Jan 13 2023 20:56:00	Kohls/Capital One, Attn: Bankruptcy, Po Box 30285, Salt Lake City, UT 84130-0285
518524919	+ Email/Text: PBNCNotifications@peritussservices.com	Jan 13 2023 20:56:00	Kohls/Capital One, Po Box 3115, Milwaukee, WI 53201-3115
519309435	+ Email/PDF: ais.midfirst.ebn@aisinfo.com	Jan 13 2023 20:58:23	MidFirst Bank, Bankruptcy Department, 999 NW Grand Boulevard, #110, Oklahoma City, OK 73118-6077, MidFirst Bank, Bankruptcy Department, 999 NW Grand Boulevard, #110, Oklahoma City, OK 73118-6051
518524920	+ Email/Text: NissanBKNotices@nationalbankruptcy.com	Jan 13 2023 20:56:00	Nissan Motor Acceptance Corp/Infinity Lt, Attn: Bankruptcy, Po Box 660360, Dallas, TX 75266-0360
518524921	+ Email/Text: NissanBKNotices@nationalbankruptcy.com	Jan 13 2023 20:56:00	Nissan Motor Acceptance Corp/Infinity Lt, Pob 660366, Dallas, TX 75266-0366
518524922	+ Email/PDF: gecsed@recoverycorp.com	Jan 13 2023 20:58:41	Paypal Credit, PO Box 5138, Lutherville Timonium, MD 21094-5138
518524923	+ Email/Text: enotifications@santanderconsumerusa.com	Jan 13 2023 20:56:00	Santander Consumer USA, Attn: Bankruptcy, Po Box 961245, Fort Worth, TX 76161-0244
518524924	+ Email/Text: enotifications@santanderconsumerusa.com	Jan 13 2023 20:56:00	Santander Consumer USA, Po Box 961245, Ft Worth, TX 76161-0244
518570027	+ Email/Text: enotifications@santanderconsumerusa.com	Jan 13 2023 20:56:00	Santander Consumer USA Inc., PO Box 560284, Dallas, TX 75356-0284
518524927	+ Email/PDF: gecsed@recoverycorp.com	Jan 13 2023 20:58:27	Synchorny Bank/Lowe's, PO Box 965004, Orlando, FL 32896-5004

District/off: 0312-3

User: admin

Page 3 of 4

Date Rcvd: Jan 13, 2023

Form ID: pdf905

Total Noticed: 62

518633403	+ Email/PDF: gecsed@recoverycorp.com	Jan 13 2023 21:09:01	Synchrony Bank, c/o PRA Receivables Management, LLC, PO Box 41021, Norfolk VA 23541-1021
518524928	Email/PDF: gecsed@recoverycorp.com	Jan 13 2023 21:09:05	Synchrony Bank, PO Box 960061, Orlando, FL 32896-0061
518524929	+ Email/PDF: gecsed@recoverycorp.com	Jan 13 2023 20:58:39	Synchrony Bank/ JC Penneys, Attn: Bankruptcy, Po Box 956060, Orlando, FL 32896-0001
518524930	+ Email/PDF: gecsed@recoverycorp.com	Jan 13 2023 21:09:01	Synchrony Bank/ JC Penneys, Po Box 965007, Orlando, FL 32896-5007
518524931	+ Email/PDF: gecsed@recoverycorp.com	Jan 13 2023 20:58:41	Synchrony Bank/Amazon, Attn: Bankruptcy, Po Box 965060, Orlando, FL 32896-5060
518524932	+ Email/PDF: gecsed@recoverycorp.com	Jan 13 2023 20:58:27	Synchrony Bank/Amazon, Po Box 965015, Orlando, FL 32896-5015
518524933	+ Email/PDF: gecsed@recoverycorp.com	Jan 13 2023 20:58:40	Synchrony Bank/Care Credit, Attn: Bankruptcy Dept, Po Box 965060, Orlando, FL 32896-5060
518524934	+ Email/PDF: gecsed@recoverycorp.com	Jan 13 2023 20:58:27	Synchrony Bank/Care Credit, Po Box 965036, Orlando, FL 32896-5036
518524936	+ Email/PDF: gecsed@recoverycorp.com	Jan 13 2023 20:58:51	Synchrony Bank/QVC, Po Box 965005, Orlando, FL 32896-5005
518524935	+ Email/PDF: gecsed@recoverycorp.com	Jan 13 2023 20:58:39	Synchrony Bank/QVC, Attn: Bankruptcy Dept, Po Box 965060, Orlando, FL 32896-5060
518524937	+ Email/PDF: gecsed@recoverycorp.com	Jan 13 2023 20:58:48	Synchrony Bank/ShopNBC, Attn: Bankruptcy Dept, Po Box 965060, Orlando, FL 32896-5060
518524938	+ Email/PDF: gecsed@recoverycorp.com	Jan 13 2023 20:58:48	Synchrony Bank/ShopNBC, Po Box 965005, Orlando, FL 32896-5005
518524939	+ Email/PDF: gecsed@recoverycorp.com	Jan 13 2023 20:58:27	Synchrony Bank/TJX, Attn: Bankruptcy, Po Box 965060, Orlando, FL 32896-5060
518524940	+ Email/PDF: gecsed@recoverycorp.com	Jan 13 2023 20:58:48	Synchrony Bank/TJX, Po Box 965015, Orlando, FL 32896-5015
519570182	^ MEBN	Jan 13 2023 20:52:37	Westlake Portfolio Management, LLC, 4751 Wilshire Blvd, Los Angeles, CA 90010-3827
519570181	^ MEBN	Jan 13 2023 20:51:45	Westlake Portfolio Management, LLC, Attn: Bankruptcy, Po Box 76809, Los Angeles, CA 90076-0809

TOTAL: 46

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

Recip ID	Bypass Reason	Name and Address
518572202	*+	JPMorgan Chase Bank, N.A., s/b/m/t Chase Bank USA, N.A., c/o National Bankruptcy Services, LLC, P.O. Box 9013, Addison, Texas 75001-9013
518584399	##+	VILLAGE CAPITAL & INVESTMENT, LLC, VILLAGE CAPITAL & INVESTMENT, LLC., 2863 ST. ROSE PARKWAY, HENDERSON NV 89052-4806
518524941	##+	Village Capital & Investment, 2863 Saint Rose Pkwy, Henderson, NV 89052-4806

TOTAL: 0 Undeliverable, 1 Duplicate, 2 Out of date forwarding address

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

District/off: 0312-3

User: admin

Page 4 of 4

Date Rcvd: Jan 13, 2023

Form ID: pdf905

Total Noticed: 62

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Jan 15, 2023

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on January 12, 2023 at the address(es) listed below:

Name	Email Address
Albert Russo	on behalf of Trustee Albert Russo docs@russotrustee.com
Andrew M. Lubin	on behalf of Creditor VILLAGE CAPITAL & INVESTMENT LLC nj-ecfmail@mwc-law.com, alubin@milsteadlaw.com
Denise E. Carlon	on behalf of Creditor MIDFIRST BANK dcarlon@kmlawgroup.com bkgroup@kmlawgroup.com
Gavin Stewart	on behalf of Creditor Nissan Motor Acceptance Corporation bk@stewartlegalgroup.com
Karen E. Bezner	Kbez@bellatlantic.net NJ61@ecfbis.com;KarenEBeznerEsq@aol.com
Karen E. Bezner	on behalf of Trustee Karen E. Bezner Kbez@bellatlantic.net NJ61@ecfbis.com;KarenEBeznerEsq@aol.com
Michael A. Artis	on behalf of U.S. Trustee U.S. Trustee michael.a.artis@usdoj.gov
Robert Cameron Legg	on behalf of Debtor June Marie Fisher court docs@oliverandlegg.com
U.S. Trustee	USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 9